

The Wethersfield Historic District Commission held a Public Hearing on November 13, 2007 in room F3 at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Eric Hart, Vice Chairperson (arrived at 7:05PM)
John Maycock
Gary McLeod
Mark Raymond, Alternate (arrived at 7:08PM)

Members Absent: Susan O'Brien
Bette Botticello, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey, Chairperson, called the meeting to order at 7:01PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on November 2, 2007.

APPLICATION NO. 3534-07. Peter Alter, Trustee seeking to replace two existing columns at 221-223 Garden Street.

Bruce Daley of 796 Ridge Road appeared before the commission. He provided before and after pictures of the two columns, and explained that they have already been installed. The columns are wood.

Commissioner Hart asked for confirmation that the posts that were replaced are the two located in the front. Mr. Daley confirmed the location. Commissioner Hart also asked whether any consideration had been given to using the same design as the posts that were replaced and as exists on the remaining posts. Mr. Daley explained that the existing design could not be matched and that an attempt was made to match it as closely as possible.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3535-07. 245 Main, LLC seeking to install a garage with door, paved parking, stairs with railings, exterior lighting, and replace windows and doors at 245 Main Street.

Attorney Michael Barry, 1177 Silas Deane Highway appeared before the commission representing the applicant. Also appearing was the builder, Michael Carducci, 85 Gilbert Avenue in Rocky Hill. Elevations were provided.

Mr. Barry explained that building is the old Masonic Hall, and that no structural changes to the building are planned. No change to the front of the building is planned. A 3-bay garage is planned. A 7.5' x 10' side entrance with stairs is planned as well as a handicap ramp. The walkway from the side entrance will be poured concrete and will connect to the existing sidewalk. The ramp will be concrete as well.

Four condensing units will be located at the back of the building. A hedge is planned to shield the units.

An asphalt parking lot on the side of the building with 3 parking spaces is planned.

Mr. Barry explained that the front doors will be replaced with doors that replicate the existing doors. The doors and windows will have simulated divided lights with grills applied to the exterior and interior of the glass.

The railings will be repainted. The columns on the front of the building will be replaced in-kind.

No brochure was available for the windows, but Mr. Daley explained that the current windows will be replaced with commercial aluminum windows. The current window pattern is 9/1, but the proposed windows are 8/8.

On the right and left elevations windows on the second floor will be dropped approximately 3'. The size of the windows will remain the same and should match the size as the windows on the first floor. Commissioner Garrey expressed some concern about a large span of blank brick wall. Attorney Barry stated that the wall is the back of the garage and faces the Comstock property.

The roofs on the garage and side entrance are imitation slate. The garage door will be a 16-panel steel door. The door on the side entrance will match the door in the front.

Four exterior lights on the garage and four exterior lights at the entryways are proposed. The lights are made by Rejuvenation Lighting and are cast iron reproductions. Pictures of the proposed lighting were provided. Imbedded walk lights will be placed on the handicap ramp.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Billye Logan of 318 Hartford Avenue appeared before the commission to speak in favor of the application saying it is the best proposal for the building made thus far. She did express concern regarding the use of steel garage doors for such a large garage. Her preference is that wood, or a more matte product, be used for the doors. She also stated that she preferred the window pattern remain the same as currently exists.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3536-07. Richard Batt seeking to install a handicap ramp at 297 Hartford Avenue.

Richard Batt of 111 Southwell Road appeared before the commission. He explained that the application is for the ramp to be located at the front of the house. However, since the HDC might object to a ramp in the front of the house, an alternative location in the back of the house is being proposed. If located in the back of the house, it is less obvious, cannot be seen from the street, and is easier to build. The application was amended to reflect that the ramp will be built on the back of the house.

The ramp will be made of wood. The ramp rail will have a top and side rail with 4" x 4" posts with a toe board. There are two slats between the top rail and toe board. There are no balusters.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3537-07. Elyse Rybczynski seeking to install replacement windows at Apt. 2N, 226 Broad Street.

Glenn Damboise of 44 Jennifer Lynn Drive, Milldale appeared before the commission on the applicant's behalf. He explained that the application is to replace the windows in one condominium unit, but asked whether he could get approval for all the windows in the building at the same time. Commissioner Garrey stated that the application is for one unit only. The association will have to file another application if they wish to replace all the windows in the building.

The proposed windows are Harvey vinyl replacement windows with exterior 6/6 grids. A sample of the window was displayed. A total of seven windows on the second floor will be replaced. Four windows on north side and three on the back will be replaced. The windows on the front of the building will not be replaced.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3538-07. James Clynch seeking to install hardiboard siding and enlarge the back door at 105 Marsh Street.

James Clynch of 903 Ridge Road appeared before the commission. He explained that the existing cedar shingles had been sandblasted. About ¼" of the shingles is missing making it difficult for paint to adhere to shingles. The proposal is to replace the siding with hardiboard in the same color as the current shingles. The hardiboard will have a 4" reveal and be smooth.

ADA requires that the existing 32" door be widened to 36". The proposed replacement door will be a 6-panel wood door of the same design as currently exists. The existing ramp will remain.

Mr. Clynch confirmed that the current trim will stay the same and that the cornerboards will be hardiboard as well.

Mr. Clynch provided the commission a copy of his report to Bonnie Therrien dated October 17, 2007. The portion of the report pertaining to the HDC application and meeting was read into the record by Commissioner Garrey.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3539-07. Chester Drew seeking to install a stockade fence in the rear yard at 327 Garden Street.

Chester Drew of 327 Garden Street appeared before the commission. A plot plan was provided showing the proposed location of the fence.

The proposed fence will be stockade and made of pressure-treated cedar and will be 60 to 64 feet long. It will be 8' high with a straight top. The posts will be 5" x 5" and will have mitered tops. The good side of the fence will face the neighbors.

Commissioner Hart asked whether the fence would meet another fence at the back of the property. Mr. Drew stated the fence is free-standing. Commissioner Garrey asked whether there was a structure in the back of the property that was being shielded. Mr. Drew stated there was not.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3540-07. Cephas Gagne seeking to install vinyl siding at 2 Avalon Place.

A letter from the applicant dated November 7, 2007 was read into the record by Commissioner Maycock. The letter stated that the applicant wished to withdraw his application.

APPLICATION NO. 3541-07. Kevin and Gail Stewart seeking to install a hot tub in back of the porch at 411 Main Street.

Kevin Stewart of 411 Main Street appeared before the commission. He explained that a hot tub will be installed on the ground behind an enclosed porch and will be 6' x 6' and 4' high. It will also be behind arborvitae that was planted last year. The arborvitae will eventually shield the yard from view.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3542-07. Maria Brodeur seeking to install replacement windows at 15 Hubbard Street.

Maria Brodeur of 15 Hubbard Place appeared before the commission. Also appearing was Ray Komorowski of Renewal by Andersen, 719 Silas Deane Highway. He explained that the proposed window is a white fibrex replacement window. A total of 21 windows will be replaced (all windows on the house except windows on the porch). A sample of the window was displayed.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock, and seconded by Commissioner Raymond and a poll of the Commission, it was voted to close the public hearing on the discussed applications.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

Upon motion by Commissioner Hart, and seconded by Commissioner McLeod and a poll of the Commission, it was voted to open the public meeting on the discussed applications.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3534-07. Peter Alter, Trustee seeking to replace two existing columns at 221-223 Garden Street.

Upon motion by Commissioner Garrey, seconded by Commissioner Maycock and a poll of the Commission, it was voted to DENY the application.

Discussion

Commissioner Garrey stated the new posts do not match the remaining posts, and they clearly stand out as being different. The design of the remaining posts may not be readily available as a standard product, but they can be manufactured. Commissioner Hart agreed saying that the fix was hastily done as evidenced by the fact that the new posts do not match each other either.

Aye: Garrey, Hart, Maycock, McLeod

Abst: Raymond

APPLICATION NO. 3535-07. 245 Main, LLC seeking to install a garage with door, paved parking, stairs with railings, exterior lighting, and replace windows and doors at 245 Main Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Hart stated that he would like to see cut sheets for the doors and windows. He stated he would also like to see more detail on the railings. Commissioner Garrey agreed. He stated he also agreed with Ms. Logan's comments about maintaining the 9/1 light pattern.

Commissioner Hart stated he would also like more definition to the lighting plan.

Commissioner Maycock stated he agreed with the public comment that the garage door should not be steel.

Commissioner McLeod stated he was not certain why the windows on the sides were being lowered. He expressed concern that the integrity of the window and the look of the building may suffer once the building is torn into. He also expressed concern about the impact the garage and driveway will have on the corner of the property so near to the Belden House. Commissioner Garrey agreed. He also suggested that commissioners look at the windows at the Mitchell House to see how a building looks when windows are lowered.

Commissioner McLeod also expressed concern about how the handicap ramp will look from the street. The commissioners agreed that the builder can be asked about the design, but may not be able to make any changes because of ADA regulations.

Commissioner Hart stated he would like to see a clearer picture of the driveway and how it meets the sidewalk. He also would like to see information on landscaping.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3536-07. Richard Batt seeking to install a handicap ramp at 297 Hartford Avenue.

Upon motion by Commissioner McLeod, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner McLeod stated the ramp will be installed on the back of the house, and will not be seen from the street.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3537-07. Elyse Rybczynski seeking to install replacement windows at Apt. 2N, 226 Broad Street.

Upon motion by Commissioner Hart, seconded by Commissioner Garrey and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Hart stated that the proposed windows will be placed in one unit in a building of several condominiums. Although it was mentioned that the association wants to change all the windows, only one owner is making the application. He does not feel the application should be for one unit only. Commissioner Garrey stated the windows are not appropriate for the building. He stated any change in the windows should be done through the association so that all the new windows look alike. Commissioner Maycock agreed.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3538-07. James Clynych seeking to install hardiboard siding and enlarge the back door at 105 Marsh Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- Hardiboard shall be white and smooth with a 4" reveal.
- Cornerboards on the building will be replaced with either hardiboard or wood material.
- Rear door shall be a 6-panel, 36" wide wood door.

Discussion

Commissioner Hart stated that the changes to the building are very appropriate for the building. Commissioner Garrey agreed.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3539-07. Chester Drew seeking to install a stockade fence in the rear yard at 327 Garden Street.

Upon motion by Commissioner Hart, seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Hart stated that he is trying to picture a 60' free-standing fence on the property and how it interacts with the rest of the streetscape. He feels he needs to take a look at the property

before voting. He stated he is not calling for a site visit or asking that the applicant provide more information. He feels he can quickly look at the property on his own.

Commissioner Garrey stated he is not sure why the fence is being erected until he recalled that a new house has just been built behind the applicant's property. The garage of the new house is 5' from the applicant's property line.

Commissioner McLeod asked whether landscaping can be stipulated in order to soften the look of the fence. Commissioner Garrey stated it cannot for residential property unless the landscaping shields a structure.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3541-07. Kevin and Gail Stewart seeking to install a hot tub in back of the porch at 411 Main Street.

Upon motion by Commissioner Hart, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Hart stated the proposal has minimal impact on the district.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPLICATION NO. 3542-07. Maria Brodeur seeking to install replacement windows at 15 Hubbard Street.

Upon motion by Commissioner Hart, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- Twenty-one windows shall be replaced with fibrex material windows maintaining the 1/1 light pattern.

Discussion

Commissioner Hart stated the product is appropriate for the property and for the district.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

APPROVAL OF MINUTES OF: October 23, 2007

Upon motion by Commissioner Hart the minutes of the October 23, 2007 meeting were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

Raymond Komorowski of Renew by Andersen, 719 Silas Deane Highway appeared before the commission. He gave the commissioners a flyer he would like to mail to all residents of the district. The flyer contains information on replacing windows in buildings located in the historic district. He asked whether he could obtain a mailing list from the commission. He was advised to contact the Building Department for information on a mailing list.

Report of the Historic District Coordinator

None.

CORRESPONDENCE

None.

ADJOURNMENT

Upon motion by Commissioner Hart and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 8:35PM.

Aye: Garrey, Hart, Maycock, McLeod, Raymond

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk